



50 Nethway Avenue, Blackpool,
FY3 8JU

£99,950

*****INVESTORS & DEVELOPERS – FANTASTIC OPPORTUNITY*****

This three-bedroom semi-detached property offers significant potential for modernisation and presents an ideal development opportunity.

Boasting two separate reception rooms, UPVC double glazing, gas central heating, and the added benefit of a detached garage, the home is well-positioned opposite a local park, offering pleasant open views to the front.

Offered for sale with no onward chain and sold as seen, this is a prime prospect for those looking to add value through renovation.

- Opposite LOCAL PARK
- THREE bedrooms
- Two receptions
- UPVC double glazing
- Gas central heating
- GARAGE
- Requires modernisation
- No chain

Award winning property sales since 1948.



McDonald

Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



Hall: Staircase, Meter cupboard, Coved ceiling, Radiator.

Lounge: 12'5" x 10'3" (3.78 m x 3.12 m) Coved ceiling, UPVC double glazed bay window.

Dining Room: 10'2" x 10'1" (3.10 m x 3.07 m) Built in cupboard, Coved ceiling, UPVC double glazed window, Radiator.

Kitchen: 10'4" x 5'8" (3.15 m x 1.73 m) Fitted wall and base cupboards, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Understairs storage with combi gas central heating boiler, UPVC double glazed window and rear door.



First Floor:

Bedroom 1: 12'2" x 10'2" (3.71 m x 3.10 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 10'5" x 9'6" (3.17 m x 2.90 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'11" x 5'9" (2.11 m x 1.75 m) UPVC double glazed window, Radiator.

Shower Room: () Modern shower room comprising; Shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window. Heated towel rail/radiator.



Outside:

Front: Stone gravelled.

Rear: Grassed with crazy paved path.

Garage: Detached concrete sectional garage with an up and over door.



Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1860.61 (2025/26)

Additional Information: The property will not be cleared any further and as such is being 'SOLD AS SEEN'.



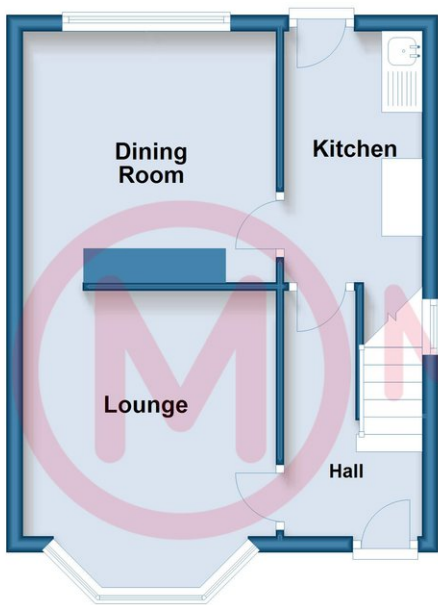
Directions: Travel North along Whitegate Drive to the traffic lights at Newton Drive and turn right. After the next set of traffic lights take the third left into Kingscote Drive. Then third right into Bardsway. And finally first left into Nethway Avenue.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.
Plan produced using PlanUp.

Nethway Avenue

Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for
your FREE market appraisal.

Award winning property sales since 1948.

